

\$470,000 - 4303 34 Avenue, Leduc

MLS® #A2173828

\$470,000

3 Bedroom, 2.00 Bathroom, 1,124 sqft

Residential on 0.15 Acres

Caledonia, Leduc, Alberta

What a true GEM in one of the most sought-after neighbourhoods in Leduc! This beautiful and FULLY RENOVATED 4-bed, 2-bath home features open concept living, a fantastic open concept floorplan with minimal stairs, separate laundry room, fully developed on all 4 levels and Move-In Ready! From the moment you pull up to the modern exterior with board and batten style siding and wood accents; you will be drawn in. The new 2022 garage was designed to compliment the unique architecture and rooflines and is fully finished and insulated. Inside the home you will find new paint, trim, flooring, fully renovated bathrooms, sliding doors, feature walls and many custom finishes that truly make this home a stunner. All the windows and doors were replaced in 2023 and the lower portion of the home was just finished in 2024. The backyard provides ample lawn in addition to the detached garage and large deck with seating area and hot tub, all enclosed with beautiful privacy screens. The front holds a large cement parking pad for multiple vehicles or your RV as well as the double detached garage with rear alley access. Conveniently located with quick access to QEII, shopping, schools, walking paths and parks – in a spectacular neighborhood.

Built in 1977

Essential Information



MLS® #	A2173828
Price	\$470,000
Sold Price	\$470,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,124
Acres	0.15
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	4303 34 Avenue
Subdivision	Caledonia
City	Leduc
County	Leduc
Province	Alberta
Postal Code	T9E 6B3

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Off Street, Parking Pad, Alley Access, Concrete Driveway, Driveway, Front Drive, Garage Faces Rear, Insulated, On Street, RV Access/Parking

Interior

Interior Features	Open Floorplan, Vinyl Windows, Kitchen Island
Appliances	Dishwasher, Microwave, Refrigerator, Garage Control(s), Gas Stove, Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Pellet Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Pellet Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Aluminum Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2024
Date Sold	November 6th, 2024
Days on Market	20
Zoning	RSD
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - Ponoka
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